

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
November 17, 2015

The Architectural Review Board held its regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, November 17, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Acting Chairman
Mary Bartlett
Grant McFarland
Mike McGlone
Phil Solomon
Jill Souter

Members absent:

Paul Fagan, Chairman

Staff present:

Jason B Lutz, Director of Community Development Services
Buddy Kuhn, Chief of the Fire Department
Eli Briseno, Combination Inspector
Lety Hernandez, Planner

The meeting was called to order by Chairman Gaines at 5:32p.m.

Mr. McGlone moved to approve the minutes of October 20, 2015 as presented. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Bartlett, McFarland, McGlone, Solomon, Souter
AGAINST: None

Case No. 602 S – Request of Xuebin Li, applicant, for permanent signage at 5231 Broadway St, Ste 121 (Taichi Wellness)

Mr. Lutz presented the case. The applicant was present. Mr. Lutz spoke regarding the signage, clarifying between temporary and permanent, adding that the signage had been installed without a permit.

Several board members expressed support of the box sign and decal on the entry door. An open discussion followed.

Mr. Solomon moved to approve the box sign and door sign and removal of all other signage. The motion was seconded by Ms. Souter.

The motion was approved with the following vote:

FOR: Bartlett, McFarland, McGlone, Solomon, Souter

AGAINST: None

Case No. 605 F – Request of Approved Electrical/Signs, for permanent signage at 5162 Broadway St (Energy X Fitness)

Mr. Lutz presented the case. The contractor was present. Mr. Lutz informed that the existing decals had also been installed without a permit.

Mr. McGlone stated that he was ok with the electrical signage but did have an issue with the decals. Mr. Solomon suggested removing the lettering but was ok with the stripes and circle adding that it could possibly be for privacy. Mr. McFarland agreed. An open discussion followed.

Mr. Solomon moved to approve the signage as presented with the door sign acceptable and removal of all other decals. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Bartlett, McFarland, McGlone, Solomon, Souter

AGAINST: None

Case No. 601 F – Request of Marcelo Andonie, applicant, representing MS410 Partners, LLC, owners, for the significance review of the existing structure(s) located at 518 Tuxedo Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to demolish 100% of the existing main structure.

Mr. Lutz presented the case. Victor Andonie spoke regarding the case. There are no plans to build at this time. He has consulted with an arborist regarding the trees.

Those present and speaking regarding the case were as follows:

Hunter McGrath, 510 Tuxedo

Gloria Saldana, 525 Castano

Chairman Gaines responded to Ms. Saldana's concerns. Ms. Bartlett spoke to removal of the structure and drainage. Concerns of the resident included lack of plans and how the demolition of the structure would affect the surrounding property values. Chairman Gaines responded.

Mr. Solomon moved to declare the structure as not significant and recommend approval of the demolition as requested. The motion was seconded by Mr. McFarland.

The motion was approved with the following vote:

FOR: Bartlett, McFarland, McGlone, Solomon, Souter

AGAINST: None

Case No. 603 F – Request of Catherine Nored, Architect, representing David and Becky Simpson, owners, for the significance and compatibility review of the proposed replacement structure located at 711 Evans Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) in order to encapsulate 100% of the existing exterior facing walls and encapsulate 52%

of the front-facing façade to replace the existing exterior finish materials and construct a new front porch.

Mr. Lutz presented the case. Catherine Nored, Architect, spoke regarding the case. The board commended the applicant on the proposed changes.

Mr. McFarland moved to declare the existing structure as not significant and recommend approval of the proposed design as compatible. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Bartlett, McFarland, McGlone, Solomon, Souter

AGAINST: None

Case No. 604 F – Request of the City of Alamo Heights, applicant, for the final design review of the proposed parking expansion and new landscaping at the property located at 6116 Broadway St and demolition of existing structure at the property located at 213 Henderson St under Chapter 2 Administration for Architectural Review.

Mr. Lutz presented the case.

Mr. McGlone questioned the proposed landscaping. Mr. Lutz and Chief Kuhn responded.

Those present and speaking regarding the case were as follows:

Vernon Helmke, 209 Henderson St

Tina Smith, 131 Blue Bonnet Blvd

Concerns of the neighbors included issues with removal of a fence and/or possible damage to it, lack of minimum five (5) foot buffer, and lack of promised landscaping on the existing wall on Blue Bonnet Blvd.

Mr. Solomon questioned if there would be additional lighting. Chief Kuhn responded that they plan on relocating the existing pole twenty (20) feet to the east but not closer to the residential area.

Mr. McGlone moved to recommend approval with the following stipulations: 1) a minimum of five (5) foot clear planting strip from the property line to the curb, 2) make every effort to relocate trees, and 3) declared the existing residential structure as not significant. Ms. Souter amended the motion to add the requirement of placing vegetation to the existing fence on Blue Bonnet as discussed in previous meetings concerning the City Hall project. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Bartlett, McFarland, McGlone, Solomon, Souter

AGAINST: None

Mr. McGlone made a recommendation to return with a landscaping plan and timeline.

Mr. McGlone left the meeting at 6:37pm.

Mr. Lutz spoke regarding upcoming ARB cases. He also informed that the Multi-Family amendments were passed by Council.

There being no further business, Ms. Bartlett moved to adjourn the meeting, seconded by Mr. Solomon, and unanimous vote to support the motion. The meeting was adjourned at 6:40 p.m.

THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.



John Gaines, Acting Chairman
(Board Approval)

12/15/15

Date Signed & Filed



Lety Hernandez, Planner
Community Development Services